

085.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

672,900 / 672,900

USE VALUE:

672,900 / 672,900

ASSESSED:

672,900 / 672,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
95		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	PUTTICK ANTHONY J-DOREEN T
Owner 2:	
Owner 3:	

Street 1: 97 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,065 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5065		Sq. Ft.	Site		0	70.	1.13	6									400,365						400,400	

Total AC/HA: 0.11628

Total SF/SM: 5065

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 400,365

Spl Credit

Total: 400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Average			OF=BMT SINK.									
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating: Average												
Roof Struct: 3	- Gambrel			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1									
Color: BROWN				A Kits: 1	Rating:			Level   FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper									
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1922	Eff Yr Blt:			Location: 1				Lvl 1									
Alt LUC: 1	Alt %:			Total Units: 1				Lower									
Jurisdct: G4	Fact: .			Floor: 1				Totals   RMS: 6   BRs: 3   Baths: 1   HB: 1									
Const Mod: 1				% Own: 1													
Lump Sum Adj: 1				Name: 1													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	AV - Average	31.	%	Phys Cond: AV - Average	31.	%		Exterior:	No Unit	RMS	BRs	FL					
Prim Int Wall: 2	- Plaster			Functional: 1				Interior:	1	6	3	M					
Sec Int Wall: 1	%			Economic: 1				Additions:									
Partition: T - Typical				Special: 1				Kitchen:									
Prim Floors: 3	- Hardwood			Override: 1				Baths:									
Sec Floors: 1	%			Total: 31	%			Plumbing:									
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor: 1				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.34188199				General:									
Electric: 3	- Typical			Const Adj.: 1.01989794				<b>COMPARABLE SALES</b>									
Insulation: 2	- Typical			Adj \$ / SQ: 171.073				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: 1				Other Features: 77533													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 386421													
% Com Wall	% Sprinkled: 1			Depreciation: 119790					Juris. Factor: 1.00	Before Depr: 171.07							
				Depreciated Total: 266630					Special Features: 0	Val/Su Net: 106.05							
									Final Total: 266600	Val/Su SzAd: 175.67							
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1											
Make: 1																	
Model: 1																	
Serial #: 1																	
Year: 1																	
Color: 1																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 085.0-0005-0015.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1930		20.17	T	40	101			5,900	
More: N	Total Yard Items:	5,900	Total Special Features:		Total:	5,900											

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	788	51,320	40,442	SFL	95				
FFL	First Floor	788	171,070	134,805						
SFL	Second Floor	730	171,070	124,815						
EFP	Enclos Porch	192	42,230	8,108						
OPF	Open Porch	16	44,880	718						
	Net Sketched Area:	2,514	Total:	308,888						
Size Ad	1517.5999	Gross Are	2552	FinArea	1518					

**IMAGE**

**AssessPro Patriot Properties, Inc**